

**PLANNING AND ZONING COMMISSION**  
**TOWN OF BROOKLYN**  
CONNECTICUT 06234

**PLANNING AND ZONING COMMISSION**  
**TOWN OF BROOKLYN**  
**CONNECTICUT**  
**REGULAR MEETING MINUTES**  
**May 5, 2010**  
**Clifford B. Green Memorial Center**  
**69 South Main Street**  
**7:00 p.m.**

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TOWN OF BROOKLYN, CT

**I. Call to Order:** The meeting was called to order at 7:00 p.m.

**II. Roll Call:** Carlene Kelleher, Deane Rettig, Al Sandholm, Craig Dunlop, David Fuss, Don Francis, Henry Moses, Barbara Repko.

**Absent:** Tom Doherty with notice and Paul Camara without notice.

**Staff Present:** Jim Larkin, Planner Chuck Dobrowski, ZEO and Audrey Cross-Lussier secretary.

**Also Present:** Terry Chambers, Attorney John Knuff, Alan Carpenter, Paul Archer, and public in attendance.

**III. Seating of Alternates:** None.

**IV. Adoption of Minutes:**

1. Regular Meeting Minutes April 7, 2010: A motion was made by Deane Rettig to accept the regular meeting minutes of April 7, 2010 as presented. Craig Dunlop seconded this motion. No discussion held. All in favor. The motion passes unanimously.

2. Special Meeting Minutes April 20, 2010: A motion was made by Henry Moses to adopt the special meeting minutes of April 20, 2010. Deane Rettig seconded this motion. Discussion on the motion noting that Paul Camara be listed as present at the meeting. All in favor. The motion passes unanimously with one abstention, Craig Dunlop.

**V. Reading of the Legal Notice:** Al Sandholm read the legal notice for the record.

**VI. Public Hearings**

**VII. Continued Public Hearings:**

**1. SP10-001 Brunilda O'Reilly, Providence Road & Hyde Road, Map 25, Lot 58, VCD Zone, Proposed construction of small stair lift/elevator commercial building continued from April 7, 2010.**

Terry Chambers, Engineer with KWP Associates represents application SP10-001. Mr. Chambers stated the project as designed was approved by the Department of Transportation. The Northeast District Department of Health has approved the proposed septic system. A plan review letter from the consulting architect Evelyn Cole Smith states in conclusion that this project will fit in harmoniously with the surrounding buildings/uses. Copies of all letters are available for review by the public in the Planning Office at the Brooklyn Town Hall.

Mr. Chambers reviewed with the Commission the number of questions and concerns raised at last month's meeting and the changes that were made. The window size has been increased on the south of the building which faces Route 6. On the west side of the building the window size were not changed. The smaller windows fit in with the barn style building; larger windows could be broken with the moving around of items inside of the building. The handicap entrance has been eliminated which was at the south elevation of the building. The handicap entrance was added which now enters the north side of the building through a pass door. Mr. Chambers stated that all of the windows will have mullions and muntins which will be the insert kind made of wood or vinyl. Mr. Chambers stated there are no external light standards; the business is a day time operation with no night hours. The lighting fixtures resemble a squashed round/oblong glass circle caged by wire and are at the doors which are required by code. There will be wood siding with an architectural roof on the building.

Mr. Chambers next addressed traffic flow. There will be a total of four vans and one pick up truck used by employees. The only vehicles that will be parked on the premises will be for the two office employees who work there. Occasionally there may be a van or a truck parked there over night. There will be customers who enter; however, this is not a retail sales business. Mr. Chambers stated that the O'Reilly's reside in Brooklyn and would like to establish their business in the Town in which they live. Approximately 2-3 times per month a straight body truck will enter the site in a one-way traffic pattern. On a rare occasion a tractor trailer may visit the business once a year. Mr. Chambers met with Syl Pauley, NECCOG Engineer, and provided him with WB-40 tractor trailer and B-40 straight body truck. In summary, Mr. Pauley stated that Mr. Chambers satisfactory demonstrated, using appropriately scaled turning radius templates based upon the American Association of State Highway and Transportation Official WB-40 and B-40 Basic Design Vehicles, that the access drive of the of the project, which is currently being reviewed by the Brooklyn Planning and Zoning Commission, is satisfactory and that these types of vehicles will be able to enter and exit the property as planned. A copy of Mr. Pauley's memo is available for review by the public in the Planning Office at the Brooklyn Town Hall.

Mr. Chambers next addressed the landscaping plan. There are a lot of specimen trees located on the property and a landscaping plan was developed to preserve as many of the trees as possible and will be relocated to other parts of the site. A large rotting maple tree will have to be removed. The proposed forsythia has been changed to blue spruce. Mr. Chambers stated that they are not attempting to hide the building or the business.

The business needs to be visible for people to see it. Mr. Chambers stated they are attempting to position the building as well as the landscaping around the building to enhance the visual aesthetic qualities.

Mr. Chambers stated that there will be no fabrication that goes on in the building. The business will take delivery of material and will transport those materials to customer's homes for installation. Mr. Chambers stated that a "no left turn" sign has been included.

Mr. Chambers next discussed a comment made by a commission member would like to see 4 inch caliber trees planted. Mr. Chambers stated that 4 inch caliber trees are very costly and is more of a difficult size tree to plant requiring heavy equipment and places this project out of the realm of economic possibility.

Mr. Chambers next discussed the sign. It will be a wood carved sign and Mr. Dobrowski will have the opportunity to review it before it is installed. It will not be more than 4 square feet.

Mr. Chambers feels that this is a great project for a couple who lives in town and would like to bring their business to town in a zone that is appropriately zoned for it. Mr. Chambers stated the O'Reilly's are going through a greater expense than commercial businesses normally do to fit in with the character of the specific area in Town.

Mr. Chambers next discussed a comment made by a commission member who mentioned a pile of stone walls on the property. Mr. Chambers stated that there are no piles of stone walls on the property. There may have been at one time with the reconstruction of Route 6, but at this time they are long gone.

Chairman Kelleher at this time asked the public in attendance for their comments.

Shawn O'Reilly, owner of Freedom Lifts Company who resides on Hartford Road, stated that he and his wife spent a considerable amount of time looking for buildings throughout New England to locate on the proposed site which is a cornerstone in the Town of Brooklyn. Mr. O'Reilly feels that some of the screening being asked for is kind of a shame to hide a building like this. Mr. O'Reilly stated that this is a low impact business. The employees show up at 8 o'clock in the morning and are gone by 9 o'clock and are not seen for the rest of the day. The employees work in Greenwich, Westport, Boston, New Hampshire, wherever they are needed to go. There are two employees who remain in the office to answer phones. There is not a lot of outside lighting due to the fact that this is in a residential area. Short delivery trucks will come by 1-2 x a month which are from a trucking company in Canada; they are unloaded and are gone within ½ hour.

Chairman Kelleher stated that Mr. O'Reilly's comments were appreciated and it is helpful for the Commission to hear what is being proposed.

Chairman Kelleher asked the Commission members if they wished to address Mr. O'Reilly at this time with any questions they may have. No comments were made at this time by the Commission.

Chairman Kelleher asked the public in attendance if they wished to address any questions they may have at this time.

Dan Kosoff, neighbor at 94 Providence Road. Mr. Kosoff feels what detracts from a building is a lot of pavement. Mr. Kosoff would like to know what can be done to minimize the larger footprint of pavement in the driveway and is it possible to have both exit and entrance from Route 6. Mr. Kosoff asked why the second entrance is required.

Mr. O'Reilly would agree to get rid of the asphalt-pavement.

Mr. Chambers stated that the regulations require impervious parking area, however, Mr. Chambers agrees with Mr. Kosoff's comments and a change to blue stone process trap rock would be acceptable.

Deane Rettig read into the record regulation section 3.4.9.5.4 VCD General Design Standards Parking requirements. Discussion was held with regards to alternative pervious materials.

Mr. Chambers discussed Mr. Kosoff's question with regards to the one entrance/exit. Mr. Chambers stated that he discussed this entrance/exit issue with the DOT and in concert with them it was decided that the best way to get onto the site was to enter by Hyde Road and exit onto Route 6. Discussion held.

David Kettelle, 42 Hyde Road submitted a one-way sketch/proposal to the commission with regards to an entrance/exit onto Route 6 eliminating the entrance on Hyde Road. Discussion held.

Ron Ventura, resident of Ventura Drive, former paving contractor, discussed paving materials; i.e. chip seal, bituminous concrete, crush stone base penetrated with liquid asphalt and chip stone rolled into it. Mr. Ventura feels that the chip seal surface of bituminous surface is a much longer lasting surface in appearance. Mr. Ventura also commented on an elevator service that was located years ago on South Main Street across from the existing Laundromat. There were houses on both sides of this business and it was very acceptable to the neighbors with no heavy trucks interfering with traffic on South Main Street with no parking issues. Mr. Ventura feels that the project is well designed situation for a commercial enterprise in the village district and it seems to fit and address the guidelines.

Henry Moses asked Mr. Ventura if the chip seal is also defined as estate pavement. Mr. Ventura stated yes, it is also known as armor coat, chip seal and estate pavement. Also different color stone can be used.

Dan Kosoff, resident at 94 Providence Road, had questions with regards to lighting; how long will the lights be on and what is the approximate wattage of the lighting.

Mr. O'Reilly stated that there will be three sides that will be lit, one in the back and two in the front, one on each side of the door and one on the side entrance. As far as the wattage it will be more of a dim light, not a blaring light.

David Kettelle 42 Hyde Road asked if the lights have to go out by 9:30 p.m. at night because of the VCD District. Chairman Kelleher stated no.

Chairman Kelleher asked the commission members if they had any questions at this time.

Don Francis stated he commented on the north border neighbor Mr. Mason who had requested some type of screening along the boundary.

Mr. Chambers stated they have not added any screening.

Al Sandholm commented that signs permitted in the Village Center District under section 10.4.1 are 12 sq. ft. Mr. Chambers stated that there was an error earlier in the presentation with regards to the sign 4 sq ft sign.

Al Sandholm also commented on the 4.5 inch caliber trees. Per the regulations it clearly states that a 2.5 inch caliber tree is which is quoted in section 11.5.2. Discussion held. Mr. Moses stated he was looking for screening of the parking area to protect the northern side neighbor.

Deane Rettig requests that the screening be extended the west of the parking area. Discussion held.

Deane Rettig commented on signage 10.4. The first section states to apply for a sign permit with the land use officer and to receive approval from the Planning and Zoning Commission. Discussion held.

Henry Moses discussed with the commission Mr. Kettelle's proposal/sketch submitted.

Dan Kosoff, neighbor at 94 Providence Road proposed a compromise to protect the neighbors on the north side that smaller trees be planted and within 5-10 years this will become a border/barrier.

Mr. Chambers commented that the fastest growing species is white pine. Mr. Chambers also addressed Mr. Kettelle's sketch. The DOT does not want another curb cut on Route 6 when there is access from a Town road. Per the DOT, from a safety standpoint they want a minimal amount of curb cuts on a high speed State road. Mr. Chambers reiterated his former comment that he met with the DOT representatives and this was decided in concert that it was a much safer layout.

A motion was made by Don Francis to close the public hearing on application SP10-001. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

### **Public Hearing Section Closes**

### **Meeting Business Proceeds**

### **VIII. Unfinished Business:**

**1. SP10-001 Brunilda O'Reilly, Providence Road & Hyde Road, Map 25, Lot 58, VCD Zone, Proposed construction of small stair lift/elevator commercial building, continued from April 7, 2010.**

A motion was made by Henry Moses to approve application SP-001 Brunilda O'Reilly with the following conditions: 1. Chip seal estate paving be used for the driveway and parking area. 2. Extend the screening on the north side border with fast grow 2 ½ inch blue spruce trees. Discussion held on Mr. Moses motion. Mr. Moses amends his motion on condition 1. That the driveway and parking area is chip stone and/or chip seal estate paving. Deane Rettig seconded this motion. Discussion held on the amended motion. Mr. Moses amends his motion to the following conditions: 1. Pervious chip stone to be used for the driveway and parking area. 2. Extend the screening on the north side border with fast grow 2 ½ inch blue spruce trees. No discussion held. All in favor. The motion passes unanimously.

**2. SP10-003 Howard and Mary Knust, 60 Pomfret Road, Map 25, Lot 57, VCD Zone, Septic repair, Garage Reconstruction, Installation of a Pool, Conservatory, Front Deck, Sunroom, Wind Turbine and Landscaping, accepted April 7, 2010.**

Mr. Dobrowski stated that Norm Thibeault, Killingly Engineering Associates asked that a public hearing be scheduled on the application. Mr. Dobrowski stated a copy of the Architectural Review from Evelyn Cole Smith, CME Architecture Inc., has been received. In conversation with Mr. Thibeault, Mr. Dobrowski stated that all of the comments made by the architect would be addressed by the next meeting/public hearing. Mr. Dobrowski stated that wetlands approval has not been granted yet.

Deane Rettig discussed as to whether or not the application is complete. Discussion held.

Mr. Larkin stated at the last meeting Mr. Thibeault corrected the application and initialed it. Chairman Kelleher stated that a correct copy of the application is available at the Town Hall. Discussion held.

A motion was made by Henry Moses to set a public hearing on application SP10-003 on June 2, 2010 at 7:00 p.m. to be held at the Clifford B. Green Memorial Center, 69 South Main Street. Barbara Repko seconded this motion. Discussion on the motion. All in favor. The motion passes unanimously.

**IX. New Applications:**

**a. Subdivisions: None.**

**b. Site Plan Review:**

**1. SPR10-002 Wal-Mart Real Estate Business Trust, Correct portion of front property line to identify 5 foot strip as belonging to State Department of Transportation.**

Al Sandholm recused himself from the table.

Attorney John Knuff represented application SPR10-002. Attorney Knuff stated that this is a site plan application to make a minor adjustment to the front property line in the area between the proposed main access drive and Brickyard Road. This issue arises from discrepancies between recorded deeds, DOT maps and DOT documentation. The discrepancy depicts the State taking 35 feet from the center line of Route 6; the deeds, however, reveal that the State took 40 feet from the centerline of Route 6. The area is 5 feet wide, about 350 feet long, slightly more than 1700 square feet and it does not implicate what was proposed and approved to construct. The landscaping, stone wall, trees, berm all remains all as was approved. The question is who owns the 5 foot strip of grass; whether the State owns it or whether Wal-Mart owns it.

Attorney Knuff stated as per his letter dated April 19, 2010; a site plan application was not required and is requesting that the Commission waive a special permit application for modifications to an approved site plan and asking for a waiver of Section 4.5.

A motion was made by Deane Rettig to approve the waiver of Section 3.4.8.5 special permit. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

A motion was made by Deane Rettig to waive Section 4.5. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

A motion was made by Deane Rettig to approve application SPR10-002 site plan modification as presented. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

Al Sandholm rejoined the table at this time.

**Chairman Kelleher asked that a motion be made to bring on the Archer Subdivision, 138 Day Street, SD10-001 requesting for a 90 day extension of the Mylars.**

A motion was made by Henry Moses to add onto the agenda a letter from Archer Surveying requesting an extension of filing the Mylars on application SD10-001. David Fuss seconded this motion. No discussion held. All in favor. The motion passes unanimously.

Paul Archer stated that they are in the process of trying to sell their home as it exists at present. The field was cut off to make a building lot. Mr. Archer would like to give the person who buys the house the option of buying the building lot at the same time. Mr. Archer would like to postpone filing the Mylars for another 90 days so that if somebody buys the house and is interested in the lot they could make the decision if they would prefer a building lot or just the land.

Henry Moses asked if this stops the subdivision process because of timing and jurisdiction.

Mr. Archer stated that if he does not file the Mylars in a timely manner than the subdivision is null and void. This extension will allow Mr. Archer a little more time to try to sell the house and

give whoever buys the house to purchase the land as a lot of land; a house with 6 acres or they could keep 3 acres and know they will have a building lot.

A motion was made by David Fuss to grant the extension for filing the Mylars on application SD10-001. Al Sandholm seconded this motion. Discussion held on the motion. All in favor. The motion passes unanimously.

**c. Zone Regulation Change:** None.

**d. Special Permit:** None.

## **X. Regulation Drafts**

### **1. Article 6A Adaptive Reuse of an Agricultural Building continued from April 20, 2010.**

Chairman Kelleher commented that Don Francis did some research on the existing farms that have buildings which could be converted to something other than non agricultural use and provided a list to the Commission.

Mr. Francis stated that the list is on active uses of agricultural buildings. There are a few more buildings that exist but are no longer in use.

Chairman Kelleher stated that Tom Doherty suggested at a previous meeting that the regulation was not needed and Ms. Kelleher asks the Commission for their consensus on keeping or getting rid of the regulation.

David Fuss, Henry Moses would be in favor of keeping the regulation.

Discussion held with regards to needing a definition of agricultural buildings, language on renovations, building code on a rebuild, and a limitation or a ban after exchange of hands.

Chairman Kelleher suggested this regulation go back to a subcommittee and get a revised draft for the Commission to discuss further.

David Fuss discussed the history of the Adaptive Reuse Regulation.

## **XI. Other Business:**

### **1. Sandra Rukstela, discussion of miniature golf at 170 South Street, Brooklyn Country Club.**

Paul Archer, Archer Surveying represents Ms. Rukstela. Mr. Archer provided the Commission with a plan of the area where the miniature golf has been installed. The hours of operation will be from 11 a.m. to dusk. Mr. Archer discussed the proposed parking requirements of the "Existing Restaurant and Golf Course" i.e., driving range, restaurant, pro shop, ice cream shop, golf course and proposed miniature golf. Mr. Archer stated that the property is owned by Richard Regis; this is in an R-30 Zone and is a non-conforming use. Mr. Archer questions whether this is



an extension of the golf course. Ms. Rukstela purchased a portable miniature golf which is removable and not a permanent structure. Ms. Rukstela is trying to generate more business and attract more customers into the area.

Chairman Kelleher reminded the Commission that this information is for discussion only with no action to be taken.

Chairman Kelleher stated that this is a difficult issue. What has been done with the golf course is great and a benefit to the Town. Chairman Kelleher stated per the regulations with regards to non conforming uses a miniature golf course would not be allowed in an R-30 zone. What is being introduced to a pre-existing, non conforming use would be a new non conforming use. Chairman Kelleher suggests to the Commission that a legal opinion be sought from Attorney Peter Alter to see how this can be done legally and not make arbitrary exceptions because we like it, because as much as we like to do that we must as a Commission abide by the regulations.

Paul Archer stated that per the regulations it is permitted by special permit. Discussion held.

Henry Moses agrees with Chairman Kelleher that we seek legal opinion from Attorney Alter.

A motion was made by Don Francis to have Chairman Kelleher contact Attorney Peter Alter for clarification with regards to mini golf at 170 South Street, Brooklyn Country Club. Henry Moses seconded this motion. No discussion held. All in favor. The motion passes unanimously.

Ms. Rukstela asked Chairman Kelleher if she could open the miniature golf. Chairman Kelleher stated she cannot answer that question and cannot tell Ms. Rukstela that she can operate.

## **2. Geoffrey Westfall, 150 Hartford Road, Map 24, Lot 20A, discussion of ground mounted solar panels.**

Chuck Dobrowski spoke on behalf of Dr. Geoffrey Westfall. Dr. Westfall applied for and received a federal grant for \$125,000 to install on ground solar panels for heat and electricity for his building. Mr. Dobrowski discussed with Dr. Westfall if this is a permitted use. Mr. Dobrowski stated that it is considered a structure in the RA Zone and because it is a structure he would have to adhere to the setback requirements; building permits; NDDH approval, etc. Dr. Westfall is ready to go with the project. Mr. Dobrowski requested to present this information to the Commission for their input. Mr. Dobrowski provided a proposed plan for the Commission. The solar panels will be placed behind the building, approximately 94 feet long approximately 7 feet high and 15 feet wide.

Discussion was held.

Chairman Kelleher stated that when speaking with Attorney Alter with regards to the miniature golf, the topic of the installation of ground solar panels be discussed as well.

David Fuss asked that Attorney Alter put his legal opinion in writing.

Craig Dunlop commented on reflections from the solar panels onto other properties, screening should be considered.

### **3. Kennels**

Chairman Kelleher stated that commission member Deane Rettig has listed Kennels as a planning priority and wanted this subject to be addressed. Mr. Rettig is looking for a general consensus one way or the other as to whether or not there is a need or not a need to permit kennels.

David Fuss would be in favor of a kennel regulation. Discussion held.

Don Francis would like to see the regulations first.

Barbara Repko would like to see kennel regulations first.

Deane Rettig is in favor of working towards a kennel regulation.

Carlene Kelleher does not want kennel regulations in Town.

Craig Dunlop does not want to kennel regulations in Town.

Henry Moses at this point in time does not want to see kennel regulations in Town; however, Mr. Moses would like to see a set of regulations in town that work for the town and not for the business.

Al Sandholm would not like to see kennel regulations in Town, however, if regulations were in place to safeguard the surrounding neighbors Mr. Sandholm has no problem entertaining kennels in the Town of Brooklyn.

Discussion held on Commission member's opinions/consensus of kennel regulations.

Chairman Kelleher states it seems to be a split vote. Paul Camara and Tom Doherty will have to voice their opinions.

Al Sandholm suggested continuing the discussion on kennel regulations to the next special meeting and obtaining the opinions of the two absent members.

## **XII. Planning Priorities**

1. VCD Grant: Deane Rettig stated that something will be heard towards the end of May.
2. Alternative Energy: Chairman Kelleher asked if there were any commission members who would like to form a subcommittee and take a look at this. Don Francis suggested that Jim Larkin contact CCM for some information.

### **XIII. Public Commentary**

Ron Ventura discussed his concern with regards to vendor permits. Mr. Ventura would like to see the Commission give consideration to a regulation regarding vendor permits and restrictions to protect public safety. Mr. Ventura discussed the safety concerns on Route 6 where the hot dog vendor is located.

Chairman Kelleher commented that at last month's meeting this issue was discussed and that this is a priority and a concern. A recent meeting took place with Al Sandholm, Chuck Dobrowski, Jim Larkin and Ms. Kelleher to develop a vendor regulation to give more teeth and control to the vendor situation in Town.

Don Francis commented that in Bolton, CT there is a special permit called "open sales." Mr. Francis suggests that the Commission take a look at this.

Chuck Dobrowski discussed at length with the Commission the current hot dog vendor permit across from Hank's Restaurant and the issue with parking.

Lisa Arends commented on the size cap and whether or not the commission will be discussing this again in the future.

Chairman Kelleher stated that the size cap is not, however, the Commission is concentrating on a Build-Out for the planned commercial zone which will be discussed at the next special meeting.

Deane Rettig discussed the earmark in the contingency fund and to where it will be going and what it will be used for. One of the potential items suggested was for the Route 6 Build Out.

Tom Rukstela commented on what are the restrictions for residents to add onto a small building on their properties. Mr. Rukstela's neighbor has a 12 x 14 building within 12 feet from the road. Mr. Rukstela stated they keep adding onto this building and other neighbors have been questioning Mr. Rukstela on this issue. Mr. Rukstela also stated that he spoke to the zoning enforcement officer, Chuck Dobrowski with regards to this issue approximately 2 months ago.

Mr. Dobrowski stated that he inspected the site and found a frame with chicken wire on it. Mr. Dobrowski assumed this was being used for chickens.

Mr. Dobrowski informed the Commission he will look into this further.

### **XIV. Reports of Officers and Committees**

**1. Zoning Officer's Report:** Mr. Dobrowski gave a detailed summary of the zoning officer's report to the Commission. Mr. Dobrowski mentioned that Brooklyn Commons have permits for foundations only.

**Other Activity:** All issues have been resolved. Brooklyn Oil is making slow progress and another letter will be sent out. With the new fee schedule there is a provision for fining.

Belmont Homes: There has been a change in the cul-de-sac. Mr. Dobrowski met with Syl Pauley, Regional Engineer and Paul Terwilleger, Land Surveyor. The cul-de-sac is being shifted from 25 to 30 feet further down to allow for an easier driveway for one of the houses to be built. Mr. Pauley reviewed the plans and his comments are stated in a memo dated April 21, 2010. A copy of Mr. Pauley's memo is available for review by the public in the Planning Office at the Brooklyn Town Hall.

Mr. Dobrowski stated he received a letter from Fred Green with regards to a 3 lot subdivision being developed on Day Street by contractor James Paquin. When the bank was cut back there was not enough area to construct a swale and during a heavy rain, water is coming out of the existing driveway and making the turn like it should and going right across the road. This was reviewed by the Town Engineer and not picked up. When a new subdivision is created a new street line is established 25 feet from the center line. The area where the work would be done has been deeded over the Town. This area looks like it is on Town property. Discussion held. Mr. Dobrowski will investigate the minutes regarding this subdivision for the Commission.

Henry Moses discussed fly by night vendors who will set up on Mother's Day and what can be done about this issue. Discussion held.

Henry Moses questioned if we allow outdoor vendor machines by zoning regulations i.e., Net Flix Box outside of the Extra Mart. Discussion held. Mr. Dobrowski will look into this issue.

Henry Moses asked what is going on the Bard Property located on Hyde Road. There is a lot of clear cutting and excavation going on. Barbara Repko stated they are putting in a new lawn.

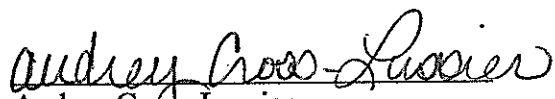
Deane Rettig asked Mr. Dobrowski if the furniture outside the Emporium Antique place has been addressed. Discussion held. Mr. Dobrowski will look into this issue.

**2. Plan of Conservation and Development:** Al Sandholm discussed a proposed revision in a zoning map for the VCD that he recently reviewed. Mr. Francis stated that this is a working draft document of whether or not to extend the VCD district. Mr. Francis discussed this area of extension. This will be brought forward to the Commission possibly by September for review.

**3. Gravel:** No comments.

**4. Budget:** Chairman Kelleher stated that the budget has remained the same. Ms. Kelleher stated that the land use fee ordinance was approved.

**XV. Adjourn:** A motion was made by Al Sandholm to adjourn the meeting at 10:30 p.m. Dave Fuss seconded this motion. No discussion held. All in favor. The motion passes unanimously.

  
Audrey Cross-Lussier  
Recording Secretary